

The Seabrook Planning and Zoning Commission met on Thursday, May 17, 2018 in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

DODIE MILLER	VICE CHAIRMAN
GARY RENOLA	MEMBER
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICH	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Vice Chairman Dodie Miller called the meeting to order at 7:00 p.m. and stated there was a quorum present.

**1.0 ELECTION OF A CHAIRMAN AND VICE CHAIRMAN**

**1.1 Consider and take all appropriate action on appointing the Planning & Zoning Chairman and Vice-Chairman.**

Introduction of new P&Z member Gary Renola.

Motion made by Rosebud Caradec and seconded by Tracie Soich

To appoint Gary Renola as the new Chairman for the Planning & Zoning Commission

MOTION CARRIED BY UNANIMOUS CONSENT

Motion made by Tracie Soich and seconded by Mike Dehart

To appoint Dodie Miller as the new Vice Chairman for the Planning & Zoning Commission

MOTION CARRIED BY UNANIMOUS CONSENT

**2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

None

**3.0 SPECIFIC PUBLIC HEARINGS**

Chairman Gary Renola opened the public hearing portion of the meeting at 7:05p.m.

**3.1 Request for approval of the Malibu Sunshine Preliminary Planned Unit Development (PUD).**

Community Development Director Sean Landis introduced the item and request. He stated that the applicant is requesting an approval of a preliminary Planned Unit Development (PUD) titled Malibu Sunshine. The proposed project is proposed to be constructed on a 16 ½ acre site. The site is located west of Todville Road and north of Mystic Village subdivision. The requested development will consist of 75 lots, they will be single family residential lots, and the proposed size of the lots will range from 3780 square feet to 9915 square feet.

The applicant and engineer for the project, Justin Ring, gave a presentation.

Some of the modifications requested by the P&Z Commission:

- Pad fits – visuals on how the houses would look on the lots. Actual footprint of the house from above and how it could look like to understand the space around it.
- Enumerating the planned amenities – example: pavilion, boardwalk...etc. - getting those written into the documents
- Cleaning up some of the typos mentioned in the documents

Chairman Gary Renola then allowed for comments from an audience member. Audience member Steve Banters, located at 1209 North Herring, stated that his property would be effected by this project and the issue regarding the peering over the fence. He wanted to know about how close the housing would be to the fence line and the whole idea about the fencing needed to be addressed.

Chairman Renola closed the public hearing portion of the meeting at 8:10p.m.

**4.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.**

**4.1 Consider and take all appropriate action on a request for approval of the Malibu Sunshine Preliminary Planned Unit Development (PUD).**

Motion was made by Dodie Miller and seconded by Tracie Soich

To approve the Malibu Sunshine Preliminary Planned Unit Development (PUD).

Mike Dehart – opposed

Darrell Picha – approved

Gary Renola – approved

Rosebud Caradec – approved

Greg Aguilar – approved

Dodie Miller – approved

Tracie Soich – approved

MOTION CARRIED BY MAJORITY VOTE

**5.0 ROUTINE BUSINESS**

**5.1 Approve the minutes from the April 19, 2018 Planning & Zoning Commission meeting.**

Motion was made by Tracie Soich and seconded by Greg Aguilar.

To approve the minutes from the April 19, 2018 Planning & Zoning Commission meeting as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.2 Update on the expansion of Hwy. 146**

Sean Landis gave a brief report.

**5.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

Sean Landis gave a brief report.

**5.4 Establish future agenda items and meeting dates.**

Vice Chairman Dodie Miller stated that the next meeting will be on June 21, 2018 to discuss the following:

- Re-plat of El Mar Village PUD – meeting to start at 6:00 p.m.
- Joint meeting with Council moved to July 19, 2018 at 6 p.m. at the Public Works Facility.

**Motion was made by Tracie Soich and seconded by Mike Dehart**

*To adjourn the May 17, 2018 Planning & Zoning meeting.*

Having no further business, the meeting adjourned at 8:29 p.m.

APPROVED THIS 21st DAY OF JUNE, 2018.

  
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Gary Renola, Chairman

  
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Pat Patel, Administrative Assistant